



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417
 (860) 526-6030 (phone) – (860) 526-0060 (fax)
 Email: zoning@deepriverct.us
 Web: www.deepriverct.us

R-30 Zone

Lot & Building Requirements

	With sewer or public water	Without sewer or public water
Gross Lot Area minimum	30,000 sq.ft.	60,000 sq.ft.
Net Buildable Lot Area minimum	20,000 sq.ft.	50,000 sq.ft. minimum
Lot Width minimum	100 Feet	150 Feet minimum
Lot depth (from street line)	150 Feet minimum	150 Feet minimum
Front Setback (from street line)		
a. Light Residential Street	15 Feet minimum	15 Feet minimum
b. Residential Collector Street	20 Feet minimum	20 Feet minimum
c. Arterial Collector Street	25 Feet minimum	25 Feet minimum
Any One Side Yard Setback	15 Feet minimum	20 Feet minimum
Total of Both Side Yards Setback	40 Feet minimum	50 Feet minimum
Rear Yard Setback	20 Feet minimum	30 Feet minimum
Building Rectangle	100 FT X 150 FT minimum	150 FT X 200 FT minimum
Building Height	35 Feet or 2 stories w/ Attic whichever is less	
Lot Coverage of all Structures	15% maximum	15% maximum
Impervious Surface	20% maximum	20% maximum

Permitted Uses

SE (Special exception) ZP (Zoning permit) SP (Site plan) X (Not allowed)

Single Family Dwelling, not to exceed one such building per lot	
a) over 4000 sq feet & in Gateway Conservation Zone	SE
b) all others	ZP
Multi-Family Residence	X
Forestry and forest reserves, fish and wildlife refuges, and similar conservation uses	ZP
Federal, State and Town buildings and uses, if not otherwise exempt	SE
Public Utility Equipment Facilities, if not otherwise exempt	
with open (not enclosed) service or storage areas	X
with completely enclosed service or storage areas	SE
Public and private schools, colleges, universities and other educational institutions	SE
Day Care Facilities	
a) Adult	SE



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b) Child	SE
Churches, parish houses and other religious institutions, used as houses of worship	SE
Public or private hospitals	SE
Sanitaria, convalescent homes, rest homes	SE
Age Restricted Development	SE
Cemeteries	SE
Mortuary and funeral homes	
Bed & Breakfast Facilities	SE
Golf Courses	SE
Veterinary Hospitals for cats and dogs without outdoor runs	SE
Age Restricted Development	SE
Communication Towers	SE
Group Home/Halfway House	SP
Historic Home Museum	SE
Lot Line Revision	ZP
Change of Business Name or Business Ownership	ZP
Private garages, garden houses, tool houses, play houses, boat docks and other similar buildings and structures	ZP
Private swimming pools	ZP
Customary Home Occupations	ZP
The incidental storage of registered RVs, trailer campers, boats & vehicles owned by the occupant of the premises stored in the side or rear yards and minimally visible from any public way	ZP
Other accessory buildings and uses which are clearly subordinate, customary and incidental to, and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare	ZP
Accessory buildings and uses for multiple-family dwellings, when provided as an integral part of the overall development, including, but not necessarily limited to, tennis courts, swimming pools, other recreation facilities and buildings, maintenance, storage and utility buildings and parking areas	ZP
Accessory Apartments	SP
Medi-pods,	SP
Signs	ZP
Livestock and Poultry	ZP